

68-82

#2958

**Warranty Deed****000432**

**KNOW ALL MEN BY THESE PRESENTS**, that we, Clifford A. Manchester and Ruth H. Manchester, of Waterville, County of Kennebec, State of Maine, for consideration paid

*Waterville*

**grant to** Clifford A. Manchester and Ruth H. Manchester, both of Waterville, County of Kennebec, State of Maine, as tenants in common and not as joint tenants, their heirs and assigns forever,

**NO TRANSFER  
TAX PAID**

**With Warranty Covenants**, interest in a certain lot or parcel of land situated in Waterville, County of Kennebec, and bounded and described as follows, to wit:

A certain lot or parcel of land situate in ~~Waterville~~, bounded southwesterly seventy (70) feet by Greenwood Street; northwesterly one hundred fifteen and one-half (115 1/2) feet by lot number eighty-six (86); northeasterly seventy (70) feet by lot number eighty-eight (88); southeasterly one hundred fifteen and one-half (115 1/2) feet by lot number eighty-four (84). Being lot number eighty-five (85) as shown on plan of Libby Heights recorded November 4, 1919, in Kennebec Registry of Deeds, Plan Book 7, Pages 22 and 23.

The described premises are the same premises as conveyed by warranty deed of Chester M. Ladd to Clifford A. Manchester and Ruth H. Manchester and recorded in the Kennebec County Registry of Deeds in Book 1005, Page 177.

**Parcel 2**

Being lot #88 on Libby Heights Situate in Waterville, Maine as shown by a plan thereof dated October 2, 1919, made by J. H. Burleigh, C.E., bounded and described as follows: Beginning in the southerly line of Broadway five hundred thirty-five and one-half (535 1/2) feet westerly from the west line of College Avenue, and running thence southerly at right angles to Broadway one hundred fifteen and one-half (115 1/2) feet; thence westerly at right angles seventy (70) feet; thence northerly at right angles one hundred fifteen and one-half (115 1/2) feet to Broadway; thence easterly on Broadway seventy (70) feet to the point of beginning.

Together with a certain lot or parcel of land situate in said Waterville and next westerly of the first described lot and being bounded and described as follows: Beginning in the southerly line of Broadway at the northwesterly corner of Lot #88 above described, thence southerly in the westerly line of Lot #88 one hundred fifteen and one-half (115 1/2) feet to the southwest corner of Lot #88; thence westerly parallel with the southerly line of Broadway five (5) feet; thence northerly on a line parallel with the westerly line of Lot #88, the line herein first described, one hundred fifteen and one-half (115 1/2) feet to a point in the southerly line of Broadway five (5) feet westerly from the point of beginning; thence easterly five (5) feet in the southerly line of Broadway to the point of beginning. Meaning to convey a strip of land five (5) feet in width from the easterly portion of Lot #87 conveyed to Ray H. Bullard et al by Edith M. Boynton by deed of October 6, 1949, recorded in Kennebec Registry of Deeds in Book 888, Page 249.

The same premises as conveyed by deed of Thomas L. Brindley and Elma S. Brindley to Clifford A. Manchester and Ruth H. Manchester and recorded in the Kennebec County Registry of Deeds in Book 938, Page 88.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Grantees, as tenants in common and not as joint tenants, their heirs and assigns, to them and their use and behoof forever.

And we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey to the said Grantees to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we have hereunto set our hands this 16th day of the month of November, A.D. 1992.

Signed and Delivered in  
the presence of

Wayne R. Theriault

Clifford A. Manchester  
Clifford A. Manchester

Wayne R. Theriault

Ruth H. Manchester  
Ruth H. Manchester

State of Maine  
County of Kennebec

ss.

11/16, 1992

Then personally appeared the above named Clifford A. Manchester and Ruth H. Manchester and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Nancy S. Tebbetts  
Notary Public



Nancy S. Tebbetts  
My Commission Expires  
May 18, 1999

RECEIVED KENNEBEC SS.

1993 JAN -7 AM 9:00

ATTEST: Theresa B. M...  
REGISTER OF DEEDS